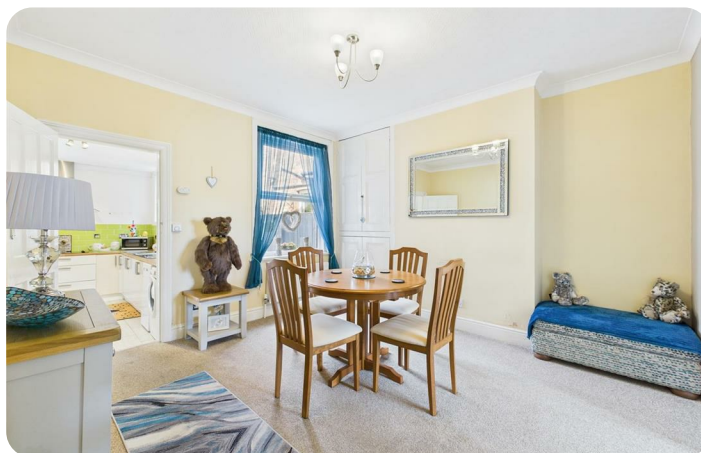




47 St John Street, Bridlington, YO16 7NN

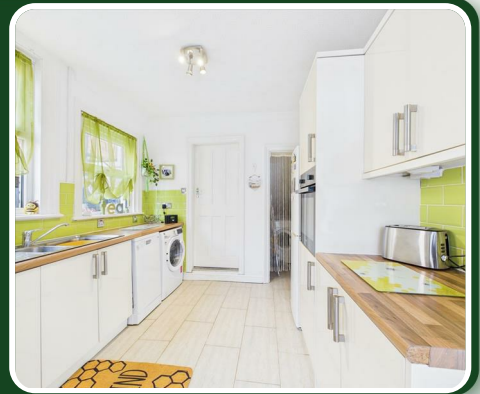
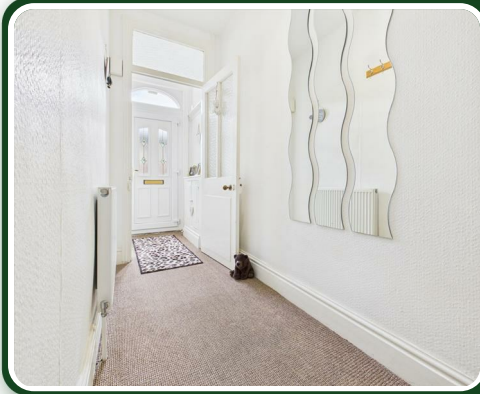
Price Guide £152,000



47 St John Street

Bridlington, YO16 7NN

Price Guide £152,000



Welcome to St John Street in the coastal town of Bridlington, this terraced house presents an excellent opportunity for first-time buyers, small families, or couples seeking a comfortable home.

With two well-proportioned reception rooms, this property offers a deceptively spacious feel, allowing for both relaxation and entertaining.

The house features two inviting bedrooms and a well-appointed bathroom, ensuring that all essential living spaces are thoughtfully arranged.

The interior is well presented throughout, providing a welcoming atmosphere that you can easily make your own.

Situated in a highly convenient location, just a stone's throw away, you will find a supermarket to cater to your daily shopping needs, while local schools are within easy reach, making it an ideal spot for families. The nearby parade of shops on Quay Road offers a variety of options for your convenience, and excellent bus routes ensure that you can explore the wider area with ease.

Bridlington's Old Town is a short distance away, where you can immerse yourself in a selection of shops, eateries, public houses, and galleries.

Don't miss the chance to make this lovely property your new home.

Entrance:

Upvc double glazed door into inner lobby. Door into inner hall, central heating radiator.

Lounge:

11'10" x 10'5" (3.63m x 3.20m)

A front facing room, gas fire with marble inset and wood surround. Built in display cabinet, upvc double glazed bay window and central heating radiator. Archway into the dining room.

Dining room:

12'9" x 11'5" (3.91m x 3.48m)

A rear facing room, built in storage cupboards, one housing gas combi boiler, upvc double glazed window and central heating radiator.

Kitchen:

12'3" x 9'0" (3.75m x 2.76m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, floor tiled, plumbing for washing machine and dishwasher. Understairs storage cupboard, three upvc double glazed windows and upvc double glazed door onto the rear courtyard.

Wc:

3'2" x 2'4" (0.97m x 0.73m)

Wc and tiled floor.

First floor:

A spacious landing, built in storage cupboards.

Bedroom:

13'11" x 12'0" (4.25m x 3.68m)

A spacious front facing double room, built in wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

12'8" x 8'6" (3.88m x 2.60m)

A rear facing double room, built in storage cupboards, upvc double glazed window and central heating radiator.

Bathroom:

11'10" x 8'10" (3.62m x 2.71m)

Comprises a modern suite 'P' shaped bath with shower attachment, wash hand basin, part wall tiled, floor tiled, extractor, upvc double glazed window, central heating radiator and chrome ladder radiator.

Wc:

5'4" x 2'8" (1.65m x 0.83m)

Wc, tiled floor and upvc double glazed window.

Exterior:

To the front of the property is a small walled garden.

To the rear of the property is a private block paved courtyard with lighting and small brick built outbuilding for storage.

Notes:

Council tax band A

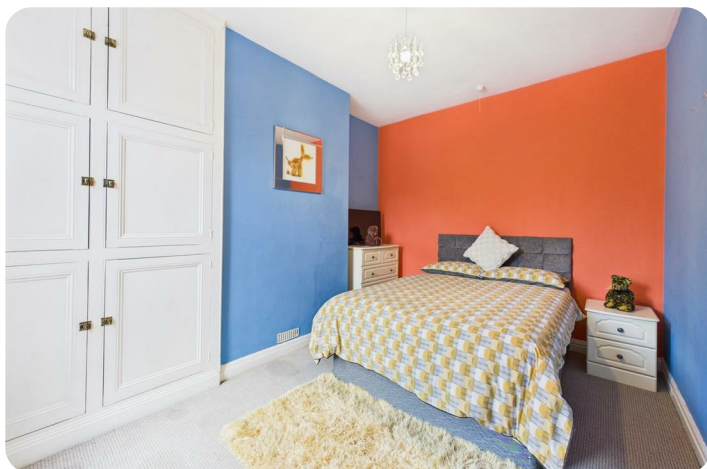
Purchase procedure

On acceptance of any offer in order to comply with current

Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



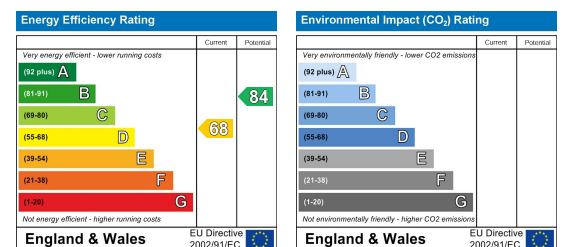
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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